

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL 16
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

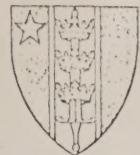
WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Episcopal City Mission, Inc. has expressed an interest in developing housing for the elderly on Disposition Parcel 16;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Episcopal City Mission, Inc., be and hereby is tentatively designated as developer for Disposition Parcel 16 subject to submission within one hundred eighty (180) days of the following documents satisfactory to the Authority:

- a. Preliminary site plan, indicating the number and composition of the units which can be developed on the disposition parcels;
- b. Proposed rental schedule;
- c. Proposed construction schedule;
- d. Penalty bond in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adhererence to the approved construction schedule;



Episcopal City MISSION Diocese of Massachusetts

ONE JOY STREET, BOSTON, MASSACHUSETTS 02108

TELEPHONE: (617) 742-4720

May 3, 1968

Mr. Hale Champion
Development Administrator
Boston Redevelopment Authority
73 Tremont Street
Boston, Massachusetts

Dear Mr. Champion:

I wrote to Mr. Edward J. Logue on January 12, 1967 expressing the interest of the Episcopal City Mission in sponsorship of housing for the elderly in the City of Boston. Since that time I have had extensive written and verbal communication with Mr. James Dolan and Mr. Mace Wenniger concerning the availability of land in the Fenway Renewal Project area for such housing under our sponsorship. Since you have only recently come to the B.R.A., I am writing to inform you of our very serious desire to be designated as sponsor in such a program.

The Episcopal City Mission currently owns and operates a residence for 42 elderly ladies on the corner of Clarendon and Marlboro Streets in the Back Bay. We are interested in expanding and improving our concern for housing for the elderly. We are particularly interested in Parcel 16 of the Fenway Renewal area. We would hope to be able to construct a project of 175 - 225 self-contained housekeeping units with other public spaces on the first floor for dining, recreation and some social services.

A preliminary schematic design has been prepared for us by Mr. Alex Cvijanovic of The Architects Collaborative which shows the potential for development of Parcel 16.

At the present time we anticipate financing such a project under Section 202 of the National Housing Act. Our interest is to provide quality housing for the elderly at moderate rentals. Because a great number of elderly live on small fixed incomes, we wish to include a large percentage of low-income units within this project. Therefore, we would be seriously interested in developing a

Mr. Hale Champion
Page 2.
May 3, 1968

a leased housing arrangement with the Boston Housing Authority for this purpose. In addition, the Episcopal City Mission has significant capital funds and annual income which could be made available for the development of such a project as well as for direct rental assistance for those unable to afford the economic rent.

At present we are in consultation with the Boston Center for Older Americans with a view to include in our proposed facility space for B.C.O.A. offices as well as ancillary facilities that would be of service to the residents of the development as well as elderly in the community at large. We have met a number of times with Mr. Manchea, Mr. Ben Hersey and his staff, as well as with elderly residents of the community.

We have retained the services of a housing consultant, Mr. Charles Sigety of New York, who will help us make the necessary financial arrangements with the Federal Government and successfully complete our program. Mr. Sigety has had considerable experience with the development of such programs and was a Deputy Commissioner with the F.H.A. in 1955-57.

I believe this will supply you with all of the necessary information pertaining to our interest in the development of elderly housing and the steps we have taken to the present. We believe that we have both the experience, concern and resources required to successfully complete such a project. Furthermore, we are convinced that a very exciting and innovative service to the elderly can be provided in such a development. We would hope that the Episcopal City Mission could be designated as project developer at the earliest possible date.

With very good wishes

Cordially yours,

(The Rev.) Gilbert S. Avery, III
Executive Director

CSA:cb

CC: Mr. James Dolan
Mr. Maco Wonniger✓
Mr. Charles Sigety
The Rev. Gardiner Shattuck

Parcel 16

MASSACHUSETTS

PUBLIC

PARK

AREA 73,400 sq. ft.

WIDTH 280' irreg.

DEPTH 260' irreg.

USE Residential (housing for Elderly)

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON CITY
ASSESSOR'S MAPS ARE APPROXIMATE, PENDING
FINAL SURVEYS.

ACCESS

PARKING

D.U.'s

TYPE

Existing H-3
Proposed H-3

SITE

///. UTILITY EASEMENT

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON CITY
ASSESSOR'S MAPS ARE APPROXIMATE, PENDING
FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS AND CONTROLS
SEE: DEVELOPMENT OBJECTIVES AND CONTROLS

PARCEL NO. FENWAY URBAN RENEWAL PLAN
PROJECT NO. MASS. R-115

BOSTON REDEVELOPMENT AUTHORITY
NOVEMBER 1, 1965

50 0 ~ 100 200

DISPOSITION

PARCELS

DATE: JAN. 1965



Fenway
Urban Renewal Area

Massachusetts R-115
Boston Redevelopment Authority

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCEL 16
FENWAY URBAN RENEWAL AREA

SUMMARY: This memo requests that the Authority conditionally designate Episcopal City Mission, Inc. as the non-profit redeveloper of the above site in the Fenway Urban Renewal Area.

For the last two years, the Episcopal City Mission, Inc., 1 Joy Street, Boston, Massachusetts, a non-profit corporation, has been interested in expanding its facilities which service the elderly and moving its quarters from the present Clarendon Street Location. The Mission has indicated in the attached letter of interest its desire to redevelop Disposition Parcel 16 in the Fenway Urban Renewal Area for housing for the elderly.

Acquisition of the parcel is now in process and is expected to be completed in January, 1969. The Mission proposes to finance the structure of approximately 180 units under the Direct Loan Program (formerly CFA Section 202) for housing for the elderly. This Program provides direct 50 year 3% financing to eligible non-profit sponsors.

In conjunction with the development of this structure, the Mission has been working with the Boston Center for Older Americans, which is located in the Fenway Project Area. The Mission and the Boston Center for Older Americans have proposed to establish elderly service functions within the building to be made available for the elderly throughout the area.

In order that the Mission may prepare preliminary plans and drawings for the redevelopment of the Parcel, it is recommended that the Authority adopt the attached resolution tentatively designating the Episcopal City Mission, Inc. as the redeveloper of Disposition Parcel 16. Because of the acquisition schedule, it is recommended that the tentative designation be for a period of six months.

An appropriate resolution is attached.

Attachment

- e. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- f. Publication of all public disclosure and issuance of all approvals required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found that Episcopal City Mission, Inc., possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the project area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

